

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
September 15, 2021

1. CALL TO ORDER.

Chairman Joe Gooden called the meeting to order at 9:31 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2021	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2022	FEBRUARY	MARCH	APRIL	MAY	JUNE	Member	Representative	Affiliation
X	X	X										Joe Gooden, Chair		City of Springfield
	X	X										Eric Hansen, Vice-Chair		Sangamon County
X	X	X										Greg Kruger, Secretary		City of Springfield
X	X											Mayor Jim Langfelder	Ald. Roy Williams	City of Springfield
	X	X										Andy Van Meter	Brian McFadden	Sangamon County Board
	X	X										Ald. Joe McMenamin		City Council
												Vacant (Sept. 2021 -		City Council
X	X	X										Greg Stumpf	Trustin Harrison	Sangamon County Board
X	X	X										George Preckwinkle	Charlie Stratton	Sangamon County Board
		X										Leslie Sgro	Jason Graham	Springfield Park District
X		X										Frank Vala	Roger Blickensderfer	Springfield Airport Authority
X	X											Brian Brewer	Steve Schoeffel / Melissa Ashford	Sangamon Mass Transit District
X	X	X										Dick Ciotti	Gregg Humphrey / Rob Leinweber / Jason Jacobs	Sangamon County Water Reclamation District
X	X	X										Jeff Vose	Lyle Wind / Shannon Fehrholz	Regional Office of Education
	X	X										Vacant (March 2019 –July 2021) Beverly Christian (August 2021 -		City of Springfield
X	X	X										Larry Hamlin		Sangamon County
												Vacant (February 2021 -		Sangamon County

Others

T.J. Heavisides
Steve Walker

Staff

Molly Berns
Shannan Karrick
Lindsay Kovski
Jordan Leaf
Mary Jane Niemann
Lisa Peterson
Jason Sass
Eric Wise
Joe Zeibert

3. MINUTES OF MEETING.

Chairman Gooden asked if there were any additions or corrections to the minutes of the August 18, 2021 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. MINUTES OF THE EXECUTIVE POLICY BOARD.

There was no meeting of the Executive Policy Board since the last Regional Planning Commission meeting. Chairman Gooden stated that the Executive Policy Board is tentatively scheduled to meet next month on October 20th following the regularly scheduled Regional Planning Commission meeting to discuss the 2022 budget. The Executive Director will send out a separate notification to the Policy Board members in advance of that meeting.

5. REPORT OF OFFICERS.

There was no report of officers.

6. REPORT OF THE EXECUTIVE DIRECTOR.

A. CFY2022 SSCRPC Budget – Molly Berns stated that the staff is starting to work with the SSCRPC's proposed CFY2022 budget marks. The proposed budget will be presented to the Executive Policy Board in October. A budget briefing is expected to be presented at the November 2021 Regional Planning Commission meeting.

B. 2021 Central Area Parking Study – Berns noted that every two years the transportation staff conduct a survey of the downtown parking area. The City of Springfield changed some of the parking classifications since the last study was done, so staff started over and looked at every parking space numerous times. Berns complimented the transportation staff on a job well done. Shannan Karrick, Senior Planner – Transportation, then addressed the Commission. Karrick noted that the study area boundaries are Carpenter Street to the north, 11th Street to the east, Lawrence Street to the south, and Lewis Street to the west. She noted that 80 hours of field work was done by the staff and 200+ hours were spent reviewing, analyzing and preparing the data. Karrick then summarized parking study data via a power point presentation. The power point presentation is attached. The final report of the 2021 Central Area Parking Study may be found on the SSCRPC's website (www.sscrpc.com).

Chairman Gooden asked if retail / service parking spaces were included in the survey. Karrick said spaces used for outdoor dining were not included. Covered meters for curbside pickup were included.

Berns stated that staff will start doing presentations each month beginning in a couple of months to highlight projects they have been working on.

7. CORRESPONDENCE.

There was no correspondence.

8. PUBLIC HEARINGS / COMMENTS.

There was no one who wished to address the Commission.

9. COMMITTEE REPORTS.

Land Subdivision Committee (LSC) – There was one project to be acted upon by the Regional Planning Commission this month:

Legacy Pointe Town Center

Planned Unit Development (PUD) – Stage 2

Description: Part of the E ½, Section 17, T15N, R5W

Joe Zeibert stated that this development is located north of Interstate 72, west of MacArthur Boulevard where the Scheels development is located which is in the City of Springfield's subdivision jurisdiction. The original PUD was approved in 2006. The developer has since proposed major changes resulting in the PUD proceeding back through the process. There were six land use classifications in 2006. The location of the proposed uses were relocated and the low, medium and high residential districts were consolidated into one residential PUD in the current proposal. The residential component decreased by approximately 25 acres. The original development was proposed to have 479 residential units while the current proposal has 194 units. In addition, the indoor / outdoor sports classification was created and is located north and west of the Scheels development. The indoor / outdoor sports facility will be located in the northwest corner of the development where residential was previously proposed. Zeibert noted that another major change was the circulation plan. Originally, Lindbergh Boulevard was supposed to extend all the way through the property to the west. It stops at Imagineer Drive with this proposal. Westchester Boulevard west of Imagineer Drive will be constructed in Phase 4. Lincolnshire Boulevard will be extended in Phase 3 to the western property line. The private street network was also reconfigured. A north / south connection will be provided to allow for fire safety and to allow for pedestrian travel within the development. An additional internal north / south path was included. The existing bike path will remain in its current location. Zeibert noted that there are 1.5 parking spaces per residential unit, 4.5 spaces per 1,000 square feet of commercial area, and 40 spaces for outdoor field or indoor court. There will be reciprocal parking requirements for the development and there will be shared parking identified within the PUD document. Imagineer Drive will be connected to Westchester Boulevard. A maintenance facility will be located in the northwest corner of the development which will be served off of Park Street. A portion of Westchester Boulevard will be constructed in Phase 4 of the development. The extension of Westchester Boulevard to MacArthur Boulevard will occur in a later phase. Zeibert noted that the Land Subdivision Committee recommended approval of Legacy Pointe – Planned Unit Development – Stage 2.

Commissioner Joe McMenamin asked about the timeline for Phase 4. Zeibert said it is currently Phase 2 which will be the indoor / outdoor sports facility. Steve Walker said the plan was to construct the sports complex next year for an opening in 2023. Commissioner McMenamin asked about Phases 3 and 4. Walker said those phases will be triggered when lot sales occur. Commissioner McMenamin asked if Westchester Boulevard would be extended in Phase 4. Zeibert said currently Westchester Boulevard will be extended in Phase 4. Another portion will be done at a later date. Commissioner McMenamin asked if Phase 4 would include opening up Park Street so that it becomes accessible to Westchester Boulevard. Walker said they have had discussions with the City Traffic Engineer and said it is up to the city. Commissioner McMenamin asked if Phase 2 was being voted on today. Walker

said it was the entire PUD. Zeibert said what was currently up was Stage 2 of the PUD. He said if it was approved, the PUD would proceed through the zoning process before going on to the City Council. Commissioner McMenemy asked if Stage 4 would include the opening of Westchester Boulevard. Walker said there were stages in the PUD and a phasing plan. Zeibert said this includes this plan and identifies when things will be constructed. He said Phase 2 will include ball diamonds and a part of Imagineer Drive. Phase 3 will then include some parking and Lincolnshire Boulevard will be extended to the west. Phase 4 will accommodate a portion of Westchester Boulevard and the east / west road, formally Lindbergh Boulevard, will be constructed. The remainder of Westchester Boulevard will be constructed in Phase 5 or 6. Commissioner McMenemy asked if there were several phases within Stage 2. Zeibert stated that this is a Stage 2 plan that contains the zoning requirements and the phasing of when the development will be completed. Stage 2 is similar to a preliminary plan. The zoning requirements will be acted upon by the City Council at a later date. Commissioner McMenemy asked when Westchester Boulevard would be completed. Walker said according to this plan, when the large lot (Lot 29) north of Legacy Pointe Drive, east of the sports complex is sold, Imagineer Drive will be extended to the north and Westchester Boulevard will be constructed from that point west to the property line. A road from Imagineer Drive going out to MacArthur Boulevard will also be constructed. Walker said when the two lots north of the east / west road are developed and sold, Westchester Boulevard will be extended from Imagineer Drive east to MacArthur Boulevard. Commissioner McMenemy asked what the main access roads would be for the Legacy Pointe sports complex. Walker said Legacy Pointe Drive which currently exists and a north / south connection behind Scheels so traffic may come out on the existing Lincolnshire Boulevard.

Chairman Gooden asked if there was any reason to believe that the subject to conditions listed in the Land Subdivision Committee minutes would not be met. Walker said those conditions have been met with the exception of requesting an extension for the traffic study between now and when Stage 3 is submitted. Chairman Gooden asked the staff if the Regional Planning Commission members could make a recommendation with conditions. Zeibert said yes.

Secretary Greg Kruger asked if the questions regarding the existing bike path had been addressed. Walker said the bike path will be left in place as it currently exists and some temporary crossovers will be made permanent.

Zeibert said some of the landscape area will be cleaned up, but the area going east / west will not be touched.

Gregg Humphrey moved to recommend approval of Legacy Pointe Town Center – Planned Unit Development – Stage 2. Secretary Greg Kruger seconded the motion and the motion passed unanimously via a roll call vote.

For informational purposes, Zeibert then summarized projects reviewed by the Land Subdivision Committee at their September 2, 2021 meeting that do not require action by the Regional Planning Commission:

CAT Springfield LLC Subdivision – Final Plat

Zeibert stated this development is located off of Dirksen Parkway and Stevenson Drive. A Starbucks was recently constructed and opened there in the past couple of months. The owner wants to divide the lot into two lots – one for Starbucks and one that will be for sale. The owner is currently working to extend the access easement to provide water to the site.

The Land Subdivision Committee recommended approval of the final plat.

Cass Minor Subdivision – Final Plat

Zeibert noted that this is a county minor subdivision consisting of approximately 20 acres located off of Buffalo Hart Road and Cass Road. The owners are requesting to divide the existing residence off from the farm area.

The Land Subdivision Committee recommended approval of the final plat.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS

There was no new business.

12. SPECIAL ANNOUNCEMENTS AND PRESENTATIONS.

There were no special announcements or presentations.

13. ADJOURNMENT.

Chairman Gooden noted that the next Regional Planning Commission meeting will be held on October 20, 2021.

There being no further business, Commissioner Larry Hamlin moved to adjourn. Secretary Greg Kruger seconded the motion and the meeting adjourned at 10:02 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann
Recording Secretary



2021

CENTRAL AREA PARKING STUDY



Springfield
Area
Transportation
Study

PREPARED BY

**SSC
RPC** Springfield-Sangamon County
Regional Planning Commission

2021 Central Area Parking Study Highlights

26,568 total spaces in Study Area

Decrease of 710 spaces from 2019

The loss of 534 spaces in parking ramps, including:

- Permanent reduction at Fourth and Washington (-209 additional spaces)
- A temporary reduction of 319 spaces due to repairs currently underway at
 - St. John's Ninth Street Ramp (-197)
 - Capitol Complex ramp (-122)

A decrease of 87 spaces in surface lots:

- Demolition of the building at 222 South College (-33)
- Memorial's Drive-Thru Lab (-52) due to construction

33 fewer on-street spaces including:

- Removal of parking spaces on the south-side of West Monroe

The Lincoln Museum Parking Ramp has temporarily opened all (680) spaces for free public parking

The removal of 66 parking meters due to a conversion from metered to unmetered parking

Occupancy Rates by Category

2011 - 2021

Category	2011	2012	2013	2014	2015	2017	2019	2021
Formal	55%	54%	55%	60%	57%	55%	53%	37%
Informal	42%	40%	45%	53%	51%	45%	50%	22%
General Public	41%	46%	47%	44%	40%	56%	35%	20%
On-Street	44%	43%	39%	44%	44%	44%	48%	46%
Total Non-Residential	50%	50%	51%	56%	54%	53%	51%	34%

Off-Street Occupancy



On-Street Occupancy

